



THE CARRIAGE HOMES AT LAKESIDE PLANTATION RENTAL AGREEMENT

Please return form to: Communique Association Management

E-mail: [Maureen@communiqumgmt.com](mailto:Maureen@communiqumgmt.com)



Or Mail: Communique, 5824 Bee Ridge Road #413, Sarasota FL 34233

The Carriage Homes is a maintenance free community where the association maintains the exterior landscaping on all homes and the lampposts on each lot. Pest control on the exterior and interior of the homes is also provided by the Association. Owners may rent their entire unit for a maximum of 3 times per year for at least 60 day intervals.

NAME OF OWNER(S): \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Owner Signature: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

NAME OF LESSEE: \_\_\_\_\_ Phone: \_\_\_\_\_

NAME OF LESSEE \_\_\_\_\_ Phone: \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Rental period: FROM \_\_\_\_\_ TO \_\_\_\_\_

Lessee Signature: \_\_\_\_\_

Please find attached Quick Reference Guide for the Carriage Homes Community. By signing above, I agree that I have read the attached rules and will comply.

Note that homeowners are responsible to submit a copy of the required information to the CDD office, so that the tenants will have access to the Lakeside clubhouse activities, pool and access codes.

Please contact CDD office 941 423-5500 for further information

## CARRIAGE HOMES QUICK REFERENCE GUIDE

Below is a Quick Reference Guide for the Carriage Homes Community. This Reference Guide is a tool for owners to use, but does not supersede any language in the association Documents or Board adopted Rules. For Detailed language, owners should refer to the Association's recorded Documents.

Communiqué contact:

[Maureen@communiquemgmt.com](mailto:Maureen@communiquemgmt.com)

**ARCHITECTURAL REVIEW COMMITTEE (ARC):** Exterior changes to your home require Architectural Review Committee approval. Forms are available on the Communiqué website.

**ASSOCIATION RESPONSIBILITY:** Owners are to call Communiqué or complete a request on their website with any repair work for the outside of their dwelling, including mailboxes, lamp lights and posts and landscaping.

**DRIVEWAY MAINTENANCE:** Owners are responsible for maintaining the driveway and side walkway in a neat, sanitary, and attractive condition. Owners are responsible for removing oil, mold and other stains. Structural repairs will be done by the HOA. Please notify Communiqué.

**GARAGE DOORS:** If you are not coming or going or spending time in the garage, please close the garage door. This is a safety issue for you and your neighbor. It's also a requirement in our documents. Garage doors must remain closed except when using for ingress or egress. Of course, you may sit out in your driveway and socialize whenever you would like.

**TRASH / RECYCLING:** Trash cans must always be kept in your garage except for trash pickup days. When possible, garbage must be put in the refuse containers provided by the town and placed at the curb-edge no earlier than 6:00PM the night before weekly pick-up and removed ASAP after pick-up. There is no parking on the street Wednesday mornings or until North Port waste management has completed collection.

**HOME INSURANCE:**

While Carriage Homes at Lakeside Plantation is a Homeowners Association, the units are insured by the association with a commercial policy, much like a condo community would have. That means that each of the owners should be insuring with a condo (HO6) policy. Atlas insurance holds our HOA policy. Call Sheri at 941 552 4112 for assistance. She will supply the paperwork that explains Our policy. This paperwork can be taken to your insurance company so that they will feel comfortable giving you a condo or H06 policy.

## **LANDSCAPING**

A resident may have a maximum of seven items which includes potted plants, sculptures, shepherd's hooks, 2 sculptures (no more than 3'high) and one lawn flag. Potted plants must be maintained.

Shepherd's Hooks, flags, lighting, etc., must be installed with the guidance of the landscape maintenance company (digging in the beds can and has caused damage to the irrigation lines).

Any changes to the current landscaping must be made in writing through the use of the Landscaping Alteration Request Form and submitted to Communiqué Association Management, (Maureen Schoening). The form must be filled out completely and include specific details and/or pictures of the requested change along with the address of property and owner contact information. The request will be reviewed by the landscape committee and/or landscaper. Please note that No exterior alteration can begin until written APPROVAL has been provided.

Items may be placed at the front entrance and along the paver walkway, but not in the driveway or in front of the garage entrance.

If a resident leaves their home for more than one week during hurricane season, all items must be removed and stored inside. If left outside they can become airborne and cause severe damage to other properties.

### **Per the Association Documents:**

#### **Section 4.2 Ownership and Use of Common Areas.**

D. The Association shall have the right to construct, replace, or repair any improvement or portion thereof upon the Common Areas, in accordance with the provisions of this Declaration, including, but not limited to, the right to remove and replace destroyed trees, live trees, or any other vegetation, and to plant trees, shrubs, and ground cover upon any portion of the Common Areas.

## **2. 4.3 Additions, Alterations or Improvements.**

The protection, maintenance, repair, insurance, and replacement of the Common Areas are the responsibility of the Association and the cost of such is a Common Expense. Beyond this function, the Association shall make no material alteration of, nor substantial additions to, the Common Area costing the Association more than \$25,000.00 in the aggregate in any calendar year without approval from at least a majority of voting interests present in person or by proxy at a duly noticed and convened Membership meeting. Alterations or additions costing less than this amount may be made with Board approval. Notwithstanding, if work reasonably necessary to protect, maintain, repair, or replace the Common Area also constitutes a material alteration or substantial addition to the Common Area, no prior Owner approval is required.

## **3. Article V Property Maintenance and Association Duties**

### **5.1 By the Association.**

The Association shall operate, maintain, repair, and replace, as a Common Expense, the following portions of the Property, and shall additionally perform the following duties:

d. All landscaping care and maintenance on each Lot. Trees, shrubs, or other plantings located upon a Lot or the Common Areas shall be removed only by the Association, in its discretion.

**PARKING:** City of North Port prohibits parking on the street at night. Residents may park on the street during the day, except during waste / recycling collection, and on opposite side of mailboxes. Vehicles in driveways may not block the sidewalk or extend into the street. Commercial and recreational vehicles are not permitted to park in our community. Please, do not park on the grass or any landscaped area. Any damage caused may be assessed to the responsible homeowner.

**PETS:** When walking your pet, please be courteous of Owners property. For the safety of our neighbors and our pets, dogs must be kept on a leash. Pet waste must be picked up immediately.

The landscaper will not mow individual yards when pet waste is present. Any additional services needed as a result of the owner's failure to pick up after the pet will be at the expense of the owner.

Pets are not to be a nuisance to your neighbors.

Only domestic animals are permitted in the Community. (i.e., dogs and cats)

**POOL:** The Carriage Homes pool is for residents and their guests. If you have guests for the day, you must accompany them to the pool. If you have friends or family staying with you for a week or so, they may use the pool without you being at the pool with them

(as long as they follow the rules). You are personally responsible for any visitors or guests. Any damage made at the pool by you, your guests, or renters will be at the expense of the owner.

The pool cannot be used for exclusive use or to host pool parties. The only exception is when the association hosts sponsored community events.

Please don't give your key to anyone to use while you are gone for the summer or any other time. There is a \$25 fee to replace a lost key.

For the safety and protection of all of our Members, please be sure to keep the pool gate locked at all times. Do not prop the gate open as this creates a hazard.

No smoking at the pool

Take your trash home when you leave. This keeps our pool area clean and pest free.

Babies must wear swim diapers. Do not leave the soiled diapers at the pool. For the enjoyment of others using the area, take any soiled diapers with you when you leave.

Be considerate of you neighbors – with regards to cellphone use, conversation, noise level of language & amp; music, children, etc.

Roll umbrellas down when you leave

**RENTALS:** Owners may rent their entire unit for a maximum of 3 times per year for at least 60-day intervals. Owners are responsible to make their renter aware of our rules and submit a rental agreement to Communiqué. Owners are responsible for any damage done by their renters to property that the association maintains.

**SATELLITE DISHES:** Owners must make an ARC requests to install a satellite dish.

**SIGNS:** "For Sale" or "For Rent" signs must comply with the ARC guidelines and are to be placed in the landscaped area, to not interfere with mowing. The size of the sign is 8"x12" and can be no more than 40" from the ground. Must be in the shrub area not on the grass.

**STORM SHUTTERS:** Shutter may go up 7 days before and must come down 7 days after the hurricane.